

Town & Country

Estate & Letting Agents



Ty Cerrig Bach Gyrn Road, Selattyn, SY10 7DJ

Offers In The Region Of £335,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this truly stunning, recently completed split level character property to the market. Located in the highly sought after village of Selattyn, the property enjoys far reaching views to the rear over the village and hills beyond. The modern interior is bright and well laid out having a hallway, cloakroom, fantastic kitchen/ dining/ family room, lounge, two double bedrooms and two lovely en suite bathrooms. There is ample off road parking and low maintenance rear gardens and a large balcony ideal for taking in the views. Oswestry is just a short drive away having all amenities on hand as well as good road links.

Directions



From our Willow street office proceed up the road until reaching the fire station. Turn right onto Oakhurst Road and proceed out of town. Continue on this road for approximately two miles until reaching the village of Selattyn. Pass the school and turn left onto Gyrn Road where the property will be seen on the right hand side after approximately 100 metres.

Accommodation Comprises

Hallway



The bright hallway has a tiled floor, a part glazed oak door and side panel to the front, a beautiful oak and glass stair case leading to the ground floor rooms, views out to the rear, loft hatch and a door to the cloakroom. The hallway opens out to the kitchen.

Cloakroom

The cloakroom has a low level w.c., wash hand basin on a vanity unit with a mixer tap over, tiled flooring, heated towel rail, part panelled walls, spotlighting and an extractor fan.

Kitchen/ Dining Room 20'3" x 18'10" (6.18m x 5.75m)



The fantastic kitchen/ dining/ family room is fitted with a good range of modern base and wall units with contrasting work surfaces over, Beko range style oven with a glass splashback, chimney style extractor fan, part tiled walls, ceramic sink with a mixer tap over, central island with fitted units, work surfaces and breakfast bar, integrated Indesit dishwasher, integrated fridge/ freezer, integrated Candy washing machine, radiator and tiled flooring. There is a lovely low seating area to the front with dual aspect windows with great views. To the rear there are French doors leading out to the balcony area and a door leads through to the lounge.

Additional Photo



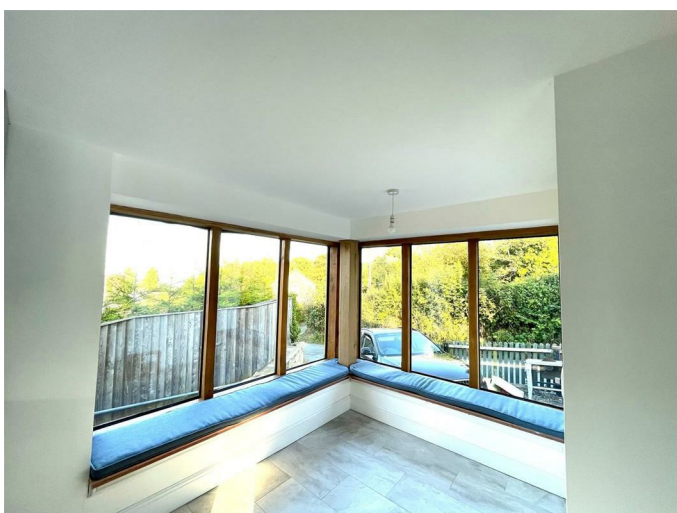
Additional Photo



Lounge 15'5" x 9'7" (4.72m x 2.94m)



Additional Photo



The spacious lounge has a window to the front with an oak sill, radiator, two tv points, a focal log burning stove inset on a slate hearth with a slate mantle over, wall lighting and French doors leading out onto the balcony.

Ground Floor

Lower Hallway



Additional Photo



The oak and glass staircase leads down to the ground floor with storage space, tiled flooring, radiator and doors leading to the two bedrooms. A glazed door leads out to the rear garden.

Additional Photo

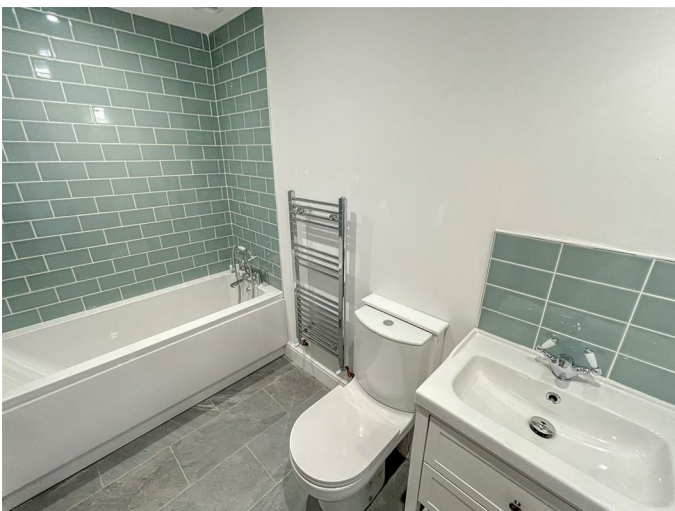


Bedroom One 15'5" x 8'10" (4.70m x 2.71m)



The first good sized double bedroom has wall lighting, vertical modern radiator, a door to the en suite and French doors leading out to the garden.

En Suite 8'8" x 5'6" (2.65m x 1.70m)



The well appointed en suite has a panel bath with a mixer tap and shower over, part tiled walls, heated towel rail, wash hand basin on a vanity unit with a

mixer tap over, low level w.c., tiled flooring, spotlighting and an airing cupboard off.

Bedroom Two 13'11" x 12'5" (4.26m x 3.80m)



The second great sized double bedroom has a window to the rear with an oak sill and views, wall lighting, spotlighting, radiator and a door leading to the en suite. French doors lead out to the side garden area.

Additional Photo



Second En Suite 9'10" x 5'5" (3.01m x 1.67m)



The second en suite has a wash hand basin on a vanity unit with a mixer tap over, low level w.c., heated towel rail, corner shower cubicle with a mains powered shower and two shower heads, part tiled walls, tiled flooring, spotlighting and an extractor fan.

To The Outside



The property is accessed from the lane onto a stoned driveway offering parking for several vehicles. A stone wall boundary runs along the front. An Indian stone pathway leads up to the property with an oak balustrade. The oil tank is located at the side with gated access to both sides.

Driveway



Additional Photo



Balcony



To the rear of the property there is a fantastic balcony with glass balustrade having fantastic views over the village and countryside beyond. A fantastic place to sit and relax taking in the location.

Additional Photo



Additional Photo



Gardens



The lower gardens are gravelled and low maintenance with steps down to a lower area that is shrubbed and gives access to the shed/ workshop.

Stone Outbuilding



The property also has a lovely stone built outbuilding with a pretty arched window to the side.

Additional Photo



Store/ Workshop



Views



The property enjoys open views over the village and far reaching views beyond over the countryside.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards -

Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

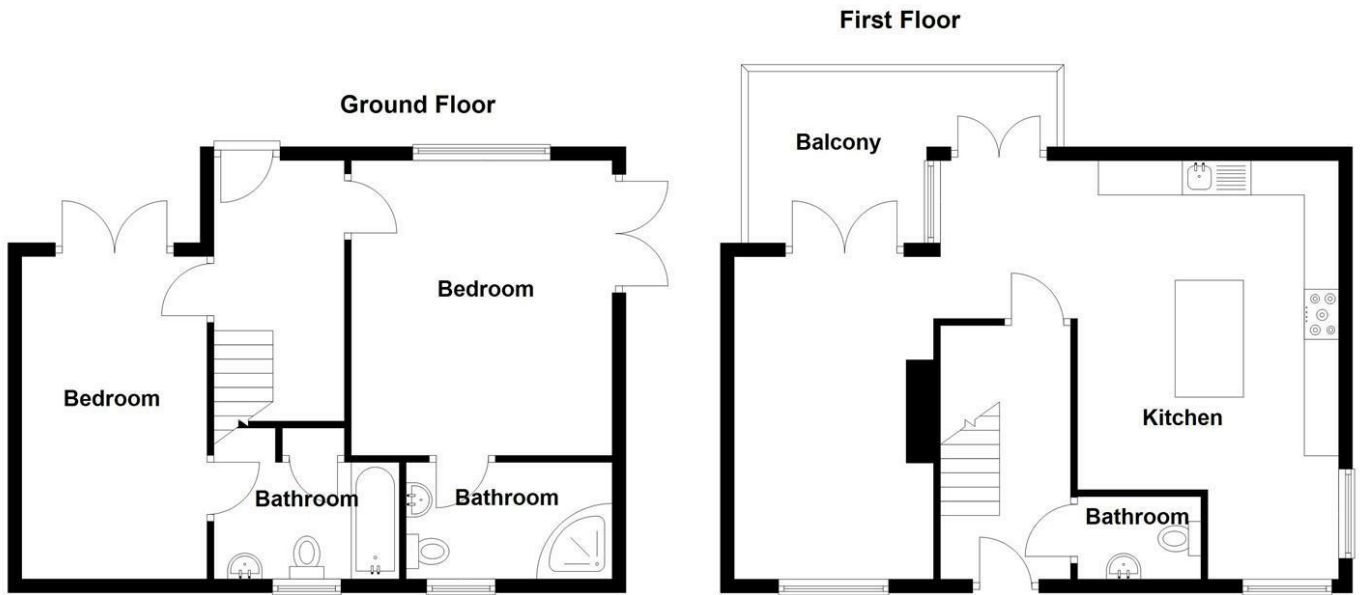
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

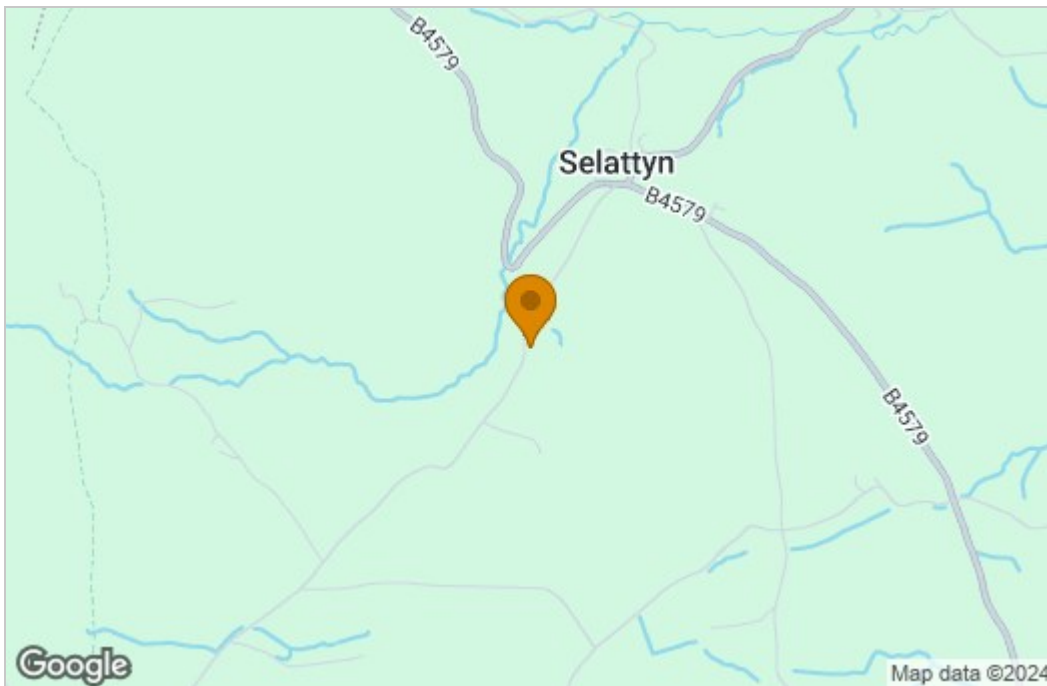
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do

not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

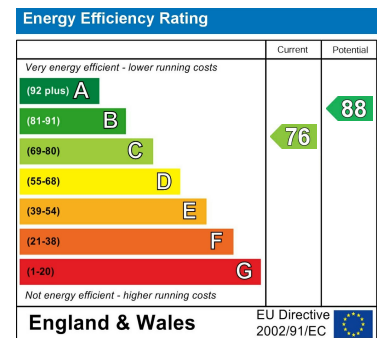
Floor Plan



Area Map



Energy Efficiency Graph



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